



Crystal Cove Historic District

Newsletter #5 Preservation and Public Use Plan—Crystal Cove State Park October 2002

Planning process results in preliminary plan on how to preserve, protect, and manage the Crystal Cove Historic District and converting it to appropriate public use.

Since the November 1, 2001 workshop and last newsletter, the planning staff has taken the public input gathered during the planning process in combination with planning information and constraints to prepare a preliminary Preservation and Public Use Plan (PPUP). The goal of this comprehensive yet flexible plan is to guide the preservation of Crystal Cove's resources and the completion of converting Crystal Cove to appropriate full public use. The PPUP provides general guidelines and recommendations for the entire historic district as well as specific recommendations for first phase implementation priorities.

We believe the resulting preliminary PPUP strikes a good balance in meeting these requirements and needs while providing for the long-term preservation of the Crystal Cove Historic District and quality visitor experiences. This Newsletter #5 provides a brief overview of the preliminary PPUP and an update of the planning process.

Preliminary plan copies available for public review

The Preliminary PPUP and companion draft Environmental Impact Report (DEIR) are available for review at the following website: www.parks.ca.gov.

Printed copies of these documents are also available for review at the following locations:

- **Orange Coast District Office of California State Parks**, 3030 Avenida del Presidente, San Clemente, CA, 92672 (telephone: 949-492-0802)
- **Crystal Cove State Park**, 8471 Coast Highway, Laguna Beach, CA, 92651 (telephone: 949-494-3539)
- **Southern Service Center of California State Parks**, 8885 Rio San Diego Drive, Suite 270, San Diego, CA, 92108 (telephone: 619-220-5300)
- **Northern Service Center**, One Capitol Mall, Suite 410, Sacramento, CA (telephone: 916-445-7985)
- **Laguna Beach Public Library**, 363 Glenneyre Street, Laguna Beach, CA,
- **Newport Beach Public Library**, 1000 Avocado Avenue, Newport Beach, CA
- **Government Information Department, Main Library, UC Irvine**

The California Environmental Quality Act (CEQA) public review period for the PPUP and DEIR is **October 15, 2002 to December 2, 2002**. Written comments should be sent to:

California State Parks, Southern Service Center
8885 Rio San Diego Drive, Suite 270
San Diego, CA 92108
Attention: Tina Robinson. Telephone: 619-220-5300

See State Park's web site for newsletters and other planning information

To review past newsletters and other planning information, access the State Park's web site at www.parks.ca.gov and click on the button: "Find a Park" then follow "related links" to Crystal Cove General Planning information

FOR MORE INFORMATION

If you are not currently on our mailing list, and would like to receive future notices, please contact us at the following address: California State Parks, Northern Service Center; P.O. Box 942896; Sacramento, CA; 94296-0001; Attention: Alan Tang (telephone: 916-445-8906)

Call the Crystal Cove State Park office at 949-494-3539 for park information or programs.



View of the Historic District contrasted by new private development in the background

The Crystal Cove Historic District **Preservation and Public Use Plan** (PPUP) and its companion Environmental Impact Report (EIR) are the culmination of twenty years of project work by California State Parks. As far as Historic District proposals and recommendations are concerned, the PPUP and the EIR should be considered as superceding all previous plans and proposals (other than the approved General Plan).

The PPUP identifies rehabilitation guidelines and appropriate adaptive public uses for the Historic District's historical structures. These adaptive uses are planned to integrate preservation and recreational use of the Historic District's cultural and natural values.

The public use proposals are supported by a Historic District vision statement, and by delineated goals, objectives, and guidelines. This plan also contains in Part Three, an Amendment to the General Plan which details changes that were necessary to implement the current Preservation and Public Use Plan. This plan will guide the planning and design of future Crystal Cove Historic District implementation projects.

Planning considerations

The PPUP is, in part, a cumulative summary of many actions, laws, policies, documents, studies, and surveys prepared over approximately twenty years that apply directly to this project. This combination of policies, guidelines, and plans has established a set of “Standards of Review” for any proposed action in the CCHD.

The PPUP supplements the Crystal Cove State Park General Plan and the 1982 Development and Public Use Plan in regard to the Crystal Cove Historic District. It has been prepared to further define the recommendations in those documents and to guide the planning and design of future Crystal Cove Historic District implementation projects.

The plan is written to provide both definition and flexibility through the direction of general policies, goals, objectives, activities, and desired facilities and functions. However, the plan will not specifically dictate how long-term objectives will be accomplished and managed. This plan’s short-term objectives are given definition in the form of initial implementation priorities. The details of cooperating association and concessions agreements, participating organizations, budgeting, and management will be left to future implementation processes.

Preservation and public use vision, goals, objectives, and guidelines

Vision Statement for the Historic District:

State Parks envisions working with interested people and groups to renovate and preserve for posterity the Historic District’s unique cultural, natural, and recreational resources and to make these values available for the enjoyment and education of all.

This vision will be achieved by these general goals:

- ☐ Protecting natural, cultural, and recreational resources.
- ☐ Expanding recreational access and opportunities.
- ☐ Providing public opportunity to enjoy overnight stays in the Historic District.
- ☐ Involving the public in building a new Crystal Cove community.
- ☐ Providing opportunities for interaction and learning.



To preserve the Historic District’s “spirit of place” State Parks will work to:

- ☐ Protect the bluff, tidepools, beach, and ocean from overuse.
- ☐ Preserve, restore, and reconstruct historical landscape elements and features.
- ☐ Preserve cottages without major or intrusive site modifications.
- ☐ Monitor the quality of visitor experience to prevent degradation.
- ☐ Isolate potentially conflicting uses.
- ☐ Use the size limitations of structures, outdoor areas, and parking to limit group size.
- ☐ Schedule programs to avoid heavy use times.
- ☐ Minimize night lighting.
- ☐ Plan flexible cottage adaptive uses to meet changing circumstances.
- ☐ Emphasize pedestrian activity.
- ☐ Minimize evidence of modern technology.
- ☐ Maintain the sense of physical and cultural isolation from surrounding development.
- ☐ Preserve the ocean views from the cottages and highway.

Site concepts

These site use concepts establish important approaches to rehabilitating and using the area in ways that preserve the visitor experience of Crystal Cove’s spirit of place.

- ☐ Establish Los Trancos as the visitor staging area and the site of a satellite park office. Using the existing large parking area at Los Trancos as the staging area for most the majority of visitors arriving by vehicles will keep most vehicles out of the Historic District. Retaining the temporary office in Los Trancos continues to provide security and park office space.

- ❑ Make arrival at the Historic District an important part of the visitor experience. State Parks will preserve the sense of arrival at the beach by maintaining the experience of sequential transition spaces to the beach, each one successively revealing more of Crystal Cove's character. In addition, each of these spaces further isolates the visitor from the sensations and the modern day to the isolation of a coastal community of an earlier day.
- ❑ Limit vehicular traffic and parking within Crystal Cove to preserve the solitude and pedestrian character of the area. The limited road layout discourages vehicle traffic and helps contribute to its human-scale development and pedestrian feel.
- ❑ Encourage the experience of community in the Crystal Cove Village Center. Essential to the new Crystal Cove Community will be establishing a physical community activity center around which the major visitor activity programs can be located. All of the major State Park operations facilities, all but one of the interpretation and education facilities, public activity facilities, as well as the store/snack bar facility will be located in this area.
- ❑ Provide a variety of affordable overnight accommodations. Provide the public with a variety of opportunities for overnight stays that offer a sense of what past inhabitants and visitors have valued and enjoyed about this unique place.
- ❑ Respect natural beach processes while rehabilitating beachfront areas. As a part of sustainable rehabilitation strategies and implementation, there will be no new developments that will interfere with natural beach processes involving water or sand movement or water quality.

Public use programs and guidelines

The proposed public use program is comprised of four separate, yet interrelated, subprograms. These programs and their required facilities include: 1) a Park Operations Program; 2) a Park Interpretation and Education Program; 3) an Overnight Accommodations Program; and 4) a Visitor Services Concessions Program.

Park Operations Program

The Park Operations Program provides the security, safety, resource protection, and sanitation needs that enable visitors to enjoy their experience at Crystal Cove. This takes the form of ranger and lifeguard services and facility maintenance. Natural and cultural resources research is also an important aspect of the Park Operations Program. Only those park operations and visitor functions that directly relate to the Historic District will be located within the Historic District. Facilities and adaptive uses include (see the PPUP Adaptive Uses Map for recommended locations):

- ❑ Entrance Kiosk
- ❑ Restroom Facilities
- ❑ CCHD Park Operations and Maintenance Office

- ☐ Park Operations Garage Storage
- ☐ Lifeguard Substation
- ☐ CCHD Research Facility
- ☐ Park Staff Security Housing (up to 5 cottages)

Park Interpretation and Education Program

The Park Interpretation and Community Culture Arts, Resources, and Education Program provides visitors the opportunity to learn about the Historic District's many unique historic, cultural, and natural resources through a number of appropriate media. This program's educational efforts will be coordinated by the State Park interpretive staff. Programs will be created and conducted by both State Park interpreters, and volunteer docents and facilitators. Facilities and adaptive uses in the CCHD include (see PPUP Adaptive Uses Map for recommended locations):

- ☐ Visitor Orientation Center
- ☐ Archive Center and Docent and Park Interpreter Annex
- ☐ Outdoor Multi-use Commons
- ☐ Multi-purpose Meeting/Classroom Facility
- ☐ Park and Community Rotating Exhibit Facility
- ☐ Crystal Cove House Museum
- ☐ Underwater Park Education Center

Overnight Accommodations Program



The Overnight Accommodations Program provides general public access to affordable short-term overnight accommodations in the Historic District's cottages. Through this program people from most income levels will have a unique opportunity to spend a few nights in this historic beach recreation community. The emphasis of this program is to offer a delightfully different unique and affordable beach recreation experience. People can relax in the secluded casual community atmosphere of Crystal Cove. Facilities and adaptive uses include:

- ☐ Individual-style Accommodations (up to 31 cottages)
- ☐ Dormitory-style Accommodations and Commons (up to 4 cottages)
- ☐ Overnight Rental Office, Resident Manager's Quarters, and Registration Parking
- ☐ Overnight Rental Housekeeping, Maintenance, and Storage

Visitor Services Concession Program

The Visitor Services Concession Program supplements the park staff's efforts to enhance the visitor's experience within CCHD. The concession program may include: management of overnight accommodations, food service, beach supplies and rentals, visitor transportation (such as shuttle services), and other visitor services. Any concession service that is established in the park and the Historic District will comply with the Department policies and be under the guidance and control of the Department. It will be vital to provide strong direction to concessionaires to comply with the vision of the PPUP and support efforts to retain the historic character of the CCHD. Facilities and adaptive use include an affordable café and beach store.

General Plan Amendment modifications

The General Plan Amendment permits additional limited new development in the Historic District and in the Los Trancos area to allow historic rehabilitation and adaptation to public use. The Amendment consists of the following refinements:

- ☐ Appropriate cottage modifications.
- ☐ Appropriate additional structures.
- ☐ Additional adaptive use and facilities.
- ☐ Establishment of the Los Trancos temporary park office as a permanent facility.
- ☐ Update General Plan language and Land Use and Facilities Plan map.

Plan implementation priorities

Initial implementation will be influenced by the kind of funding that becomes available for the project. Funding in the amount of \$12 million from Proposition 40 and the Coastal Commission has been identified for a first phase implementation. This has allowed project preparations, in coordination with the draft PPUP, to be initiated.

Initial Implementation Priorities

The focus of the proposed initial implementation priorities will be to establish public access; establish the core visitor-serving village center area programs and activities; establish the initial adaptation of overnight use; establish necessary operations facilities; and develop the basic backbone infrastructure development that will make the initial development functional and available for subsequent future implementation. Rehabilitation should occur in the entrance and village center area to establish appropriate access circulation, and visitor services.

Subsequent Implementation

Subsequent implementation phases will focus on completion of overnight use adaptations, the Los Trancos office area, and site rehabilitation. Remaining overnight adaptations will occur in the north beach front and south beachfront areas. Remaining site rehabilitation will occur throughout the Historic District.

NEXT STEPS

Once the public has completed their review of the preliminary PPUP and DEIR the Department will prepare responses to comments and send it to the State Parks and Recreation Commission for their review and approval. The Commission Hearing is tentatively scheduled for February 2003. Additional future notice will be given for the date and location of the Commission Hearing. Also, watch for this information on the Department's website.

California State Parks and Recreation Commission Hearing

Approval by the State Parks Commission will be requested for the following items:

- ❑ Approval for General Plan Amendment revisions (part 3 of the PPUP) for the Crystal Cove State Park General Plan
- ❑ Concurrence with the Preservation and Public Use Plan and EIR as a supplement to the Crystal Cove State Park General Plan

Following approval of the PPUP and the General Plan Amendment by the State Parks and Recreation Commission, additional actions are needed in order to realize the Crystal Cove Vision for rehabilitation and public adaptive use. These steps include:

First Phase Implementation Project

In anticipation and as a follow-up to the State Parks and Recreation Commission and the Coastal Commission approvals of the PPUP, State Parks has also been preparing implementation of the first phase proposals recommended by the PPUP. The First Phase Implementation suggested in the PPUP is being used as a guideline for preparing this project. Site studies and project preparations are helping refine the scope of this project. Some of these studies include:

- A wave uprush and creek hydrology study to identify issues with the beachfront and creek areas.
- A geotechnical investigation and analysis study to identify any geologic hazards in the area.
- A utilities feasibility study to plan utilities service for implementing the PPUP's recommended public adaptive uses.

These project activities are being coordinated with the draft PPUP. If project preparation and approvals occur in a timely fashion, construction could begin in the summer of 2003.

Organization of park staff and volunteers for establishing the various PPUP program activities should begin as initial occupancy for public adaptive uses and recommended PPUP program activities occur.